PHA 5-Year and Annual Plan U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011

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PHA Name: City of Tempe Housing Authority PHA PHA Type: Small High Performing Standard HCV (Section							
Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: Number of HCV units:							
Submission Type 5-Year and Annual Plan	☐ Ann	ual Plan Only	5-Year Plan Only				
PHA Consortia							
Destining tip - DUA -	PHA	Program(s) Included in	Programs Not in the	No. of Units in Each			
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5-Year Plan. Complete items 5.1	and 5.2 only at 5-1	ear Pian update.					
Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Support housing for low to moderate-income individuals and families, homeless persons and special populations in need of supportive housing that provides the greatest level of self-sufficiency, dignity, and independence. Invest in housing development that allows for maximum long-term affordability. In addition, strengthen and preserve neighborhoods in Tempe and strengthen employment for low- and moderate- income persons.							
 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goals: Maintain/increase the availability of decent, safe and affordable housing Improve the quality of assisted housing Increase assisted housing choices Provide improved living environment Promote self-sufficiency Ensure equal opportunity and affirmatively further fair housing Over the planning period, the City of Tempe Housing Services (THS) will seek to achieve the following outcomes to support its mission: Annually deliver up to 1,082 housing choice vouchers plus normal turnover and continue to operate the 							
 HCV Program in accordance with the City Council adopted Administrative Plan, which includes revisions to the Plan adopted on November 20, 2008 Monitor and manage HCV Program budget to maximize the number of Housing Choice Vouchers issued to the THS within the Annual Contributions Contract (ACC) Monitor the monthly average per unit HAP cost in order to assist the highest number of participants, up to 1082, within ACC Provide subsidized housing assistance with Homelessness Prevention and Rapid Re-Housing (HPRP) funds for the City of Tempe Supportive Housing program Apply to HUD for Family Unification Vouchers (FUP) to assist clients who are involved with the child welfare system find affordable and decent housing in a safe and supportive environment Further educate HCV staff on the Violence Against Women Act (VAWA,) Landlord/Tenant Act, reasonable accommodations and fair housing compliance guidelines Manage Housing Assistance Payment (HAP) contracts to ensure SHA maintains a high utilization rate and "high performer" rating through the Section Eight Management Assessment Program (SEMAP) 							
	PHA Type:	PHA Type: ☐ Small ☐ High Perform PHA Fiscal Year Beginning: (MM/YYYY):	PHA Type: Small High Performing PHA Fiscal Year Beginning: (MM/YYYY): 07/2010 Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: Number of PHA Consortia PHA Consortia PHA Consortia PHA Consortia PHA Code The	PHA Type: ☐ Small ☐ High Performing ☐ Standard ☐ HCV (SPHA Fiscal Year Beginning: (MM/YYYY): ☐ 77/2010 ☐ Number of PH units: ☐ 1.0 above) Number of PH units: ☐ Number of HCV units: ☐ Number of HC	PHA Type: Small High Performing Standard MCV (Section 8) Inventory (based on ACC units at time of FV beginning in 1.0 above) Number of PH units: 1082 Submission Type Syear and Annual Plan PHA Consortia: (Check box if submitting a joint Plan and complete table below PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below PHA 1: N/A PHA Program(s) Included in the Consortia Programs Not in the Program PHA 1: N/A PHA Program(s) Included in the Consortia PHA Program PHA 1: N/A PHA 2: PHA 3: PHA 3: PHA 3: PHA 3: Syear Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income fam jurisdiction for the next five years: Support housing for low to moderate-income individuals and families, homeless persons and special pened of supportive housing that provides the greatest level of self-sufficiency, dignity, and independent housing development that allows for maximum long-term affordability. In addition, strengthen and principhorhoods in Tempe and strengthen employment for low- and moderate-income persons. Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs overy low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA hameeting the goals and objectives described in the previous 5-Year Plan. Goals: Maintain/increase the availability of decent, safe and affordable housing Increase assisted housing choices Provide improved living environment Promote self-sufficiency Ensure equal opportunity and affirmatively further fair housing Increase assisted housing choices Provide improved living enviro		

- Conduct regular Landlord briefings making available current information and landlord handbooks
- Maintain and keep current THS website in providing program information
- Undertake proactive measures to ensure assisted housing is accessible regardless of race, color, religion, national origin, sex, familial status, and disability by affirmatively furthering fair housing. The THS will continue to partner with other East valley cities to facilitate community education regarding fair housing and will continue to participate in the Arizona Fair Housing Partnership
- Ensure that accessible housing units, regardless of unit size, are available to persons with a variety of disabilities. THS's Fair Housing Coordinator and the City's ADA Coordinator provides information and educates person on Fair Housing and American's with Disabilities (ADA) Acts, responds to and provides referrals for fair housing and ADA discrimination complaints, and provides referrals for fair housing disputes. The Analysis of Impediments to Fair Housing is completed in accordance with federal regulations and adopted on May 6, 2010

In addition, as outlined in the City's 5-Year City of Tempe Consolidated Plan 2010-2014, the THS's strategic objectives are as follow:

- Preserve affordability of quality rental housing through the HCV Program
- Increase the supply of quality affordable rental housing through federal assistance programs including Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs
- Increase homeownership through Family Self-Sufficiency (FSS), Community Assistance Mortgage Programs (CAMP), Newtown Community Land Trust and other resources for down payment assistance
- Conduct outreach efforts to landlords to encourage their participation in the HCV Program
- Provide referrals to programs and services to meet a variety of needs for extremely-low and very-lowincome persons
- Continue to provide reasonable accommodations to persons with disabilities for city services and make referrals for services to other city departments and non-profit agencies
- Promote deconcentration and as necessary work to create linkages for needed support services

Progress In Meeting Goals of Previous 5-Year Plan:

The Tempe Housing Services (THS) continues to carry out its mission of assisting low income families to obtain suitable affordable housing, exercise local choice and become more economically self-sufficient. The THS provides over 1082 individuals and families with rental assistance subsidies through local, state and federal programs. Successful program design and implementation has resulted in efficient use of resources and effective collaborations among social service agencies and local units of government. The THS strives to maintain a high performer SEMAP score.

In order to expand the choice and supply of affordable housing, the THS has implemented a number of strategies that include maximizing its regulatory authority by providing competitive payment standards and developing targeted marketing programs to increase landlord participation.

THS continues to achieve its mission and stated goals by expanding the supply of quality assisted housing, promoting economic opportunities and consistently seeking to ensure equal opportunity for affordable housing in our community. Accomplishments include:

- Monitored the monthly average per unit HAP cost in order to assist the highest number of participants, up to 1082, within ACC without going over budget
- Updated and completed the Analysis of Impediments (AI) to Fair Housing in 2010; approval of AI by the City Council is scheduled for May 6, 2010
- Completed on-site HUD SEMAP monitoring audit and maintained "high performer" status
- Provided services to 71 FSS participants in 2009, resulting in 3 graduations and \$24,923 disbursed in
- Maintained utilization rate at 100%
- Administered the Community Assistance Mortgage Program (CAMP) program, homeownership obtained by 5 program participants in 2009
- Expended \$ \$700,061.87 in CDBG funds and \$ \$287,322.58 in HOME funds for eligible housing related activities and public services (including planning and administration)
- Since its implementation in 2001, provided down payment assistance through the Community Assistance Mortgage Program (CAMP) Program funded with HOME funds to 170 participants
- Provide annually, HUD approved homebuyer counseling and education to 150 families through a partnership with NewTown CDC
- Provided 10 home ownership workshops to 73 FSS participants through the FSS East Valley Alliance; 37 of those were Tempe FSS.
- Implemented the THS Supportive Housing Program with HPRP funds to assist 35 homeless individuals with housing assistance. As of April 1, 2010, 11 homeless individuals have been assisted.

The THS continues to take steps to maintain and improve the quality of assisted housing by creating a supportive environment for THS staff, program participants and landlords to discuss and resolve issues of mutual concern. Through the ongoing work of the THS inspectors, assisted units are regularly inspected and necessary repairs communicated to landlords in order to maintain safe and suitable housing for program participants.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The PHA continues to implement strategies to reduce costs in the Housing Choice Voucher Program ("the Section 8 voucher program") in accordance with the Consolidated Appropriations Act, 2005 (Public Law 108-447). The Section 8 Administrative Plan has been updated and adopted on November 20, 2008 to include language and policy revisions including areas of HUD references, students enrolled in higher education, EIV and VAWA. Revisions taken since the PHA's last Annual Plan include:

Interim Reexaminations. Effective September 1, 2009, the PHA will process interim reexaminations to account for any changes in household composition and family income; earned or unearned, that occur between annual reexaminations regardless of TTP change or within 3 months of the family's annual reexamination date.

Minimum Rent. Effective September 1, 2009, the PHA increased its minimum rent from \$25 to \$50.

Utility Allowances. Effective January 1, 2010, the PHA reviewed and revised its utility allowances to determine if they are too high. Changes in utility allowances are implemented immediately, but not later than the next regularly scheduled reexamination of family income.

PHA Plan Elements:

Eligibility, Selection and Admissions Policies – The City of Tempe Housing Services (THS) Section 8
 Administrative Plan is available at www/tempe.gov/housing, for all policies that govern eligibility, selection and admission policies.

The PHA is reviewing its wait list preference system to ensure it is meeting its local housing needs and priorities. It will give higher preference points to an applicant who is homeless in the City of Tempe. This change is due to be adopted by the City Council in late 2010.

The PHA applied for Family Unification Program (FUP) funding vouchers for youth aging out of Foster Care in December 2009. Awards are expected to be made in mid-2010 and if awarded, the PHA will implement the FUP Program during FY 2010. The PHA will partner with the Arizona Department of Economic Security/Division of Children, Youth and Families (DES/DCYF) to develop the program. The PHA and DES/DCYF will identify youth to be placed on the FUP wait list and DES/DCYF will be responsible for providing supportive services to the eligible youth on the voucher program.

2. Financial Resources - (Attachment A) 2010 draft budget, including state and federal rental subsidy



Attachment A- FY 2010 Financial Resou

- 3. Rent Determination The City of Tempe Housing Services (THS) Section 8 Administrative Plan is available at www/tempe.gov/housing for all policies that govern rent determination policies.
- 4. Fiscal Year Audit (Attachment B) Fiscal Year 2009 Audit



Attachment B- 2009 Single Audit Report Fi

5. Violence Against Women Act (VAWA) - City of Tempe Housing Services (THS) - Violence Against Women Act (VAWA) Activities

The THS policies and procedures incorporate and support the laws and requirements outlined in the Violence Against Women Act of 2005 (VAWA). The THS has revised and updated the Section 8 Administrative Plan to support victims of domestic violence, dating violence, sexual assault or stalking. The THS will continue to administer its housing programs in ways that support program participants and applicants who may be victims

of domestic violence, dating violence, sexual assault or stalking. The THS will not take any adverse action against a resident/participant or applicant solely on the basis of her or him being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance. The THS will continue to develop/revise policies and procedures as needed to implement the

requirements of VAWA and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the THS's housing programs. The THS Section 8 Administrative Plan adopted November 20, 2008 contains many revisions regarding VAWA. Chapter 16, Program Administration includes the following:

PART IX: NOTIFICATION REGARDING APPLICABLE PROVISIONS OF THE VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)

The Violence against Women Reauthorization Act of 2005 (VAWA) requires PHAs to inform assisted tenants of their rights under this law, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, PHAs may elect to provide the same information to applicants. VAWA also requires PHAs to inform owners and managers of their obligations under this law.

This part describes the steps that the PHA will take to ensure that all actual and potential beneficiaries of its housing choice voucher program are notified about their rights and those owners and managers are notified of their obligations under VAWA.

PHA Policy

The PHA will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking (see sample notices in Exhibits 16-1 and 16-2)

The definitions of *domestic violence*, *dating violence*, and *stalking* provided in VAWA (included in Exhibits 16-1 and 16-2)

An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA (included in Exhibits 16-1 and 16-2)

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking

A statement of the PHA's obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibits 16-1 and 16-2)

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)

Contact information for local victim advocacy groups or service providers

The City of Tempe Housing Services (THS) Section 8 Administrative Plan is available at www/tempe.gov/housing, for all policy reference regarding VAWA.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The PHA consulted with the Resident Advisory Board (RAB) on the approval of the 5-Year and Annual Agency Plan and revisions to the THS Administrative Plan. The referenced documents were available for public review and comment on the City's website and at the following locations: City of Tempe Housing Services (main office lobby and official website) 21 E. 6th St. Tempe, AZ 85281- and the PHA's website at www/tempe.gov/housing.

Public access to information regarding any activity outlined in this plan can be obtained by contacting the Tempe Housing Services Office at (480) 350-8950.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

(d) Homeownership Programs.

The PHA offers a single down payment assistance grant funded by HOME and Community Development Block Grant (CDBG) funds for income eligible and qualified families when available by HUD. On February 18, 2010, the PHA adopted changes to the Community Assisted Mortgage Program (CAMP) to include expanding the eligible sources of program funding from exclusively HOME program funds to CDBG funds.

Deferred loans are provided to eligible households who wish to purchase a primary residence on an owner-occupied basis within the geographic boundaries of the city. Loans are available for down payment assistance, prepaid expenses, reasonable closing costs and principal reduction. Eligibility Criteria:

• First-time homebuver

7.0

- Earn at least 30% AMI (Area Medium Income for family size)
- One year continuous full time employment
- Completion of initial Section 8 lease
- No outstanding debts to other Housing Authorities
- No current ownership interests
- No Prior Section 8 mortgage defaults
- No outstanding credit barriers to obtaining mortgage financing
- Household income below 80% AMI (The income and employment guidelines do not apply to disabled individuals)

The PHA will not limit the number of families participating in the Section 8 homeownership in fiscal year 2010-2011.

Actions the PHA will undertake to implement the program this year include the renewal of the PHA's grant funding for one Family Self-Sufficiency (FSS) Coordinator position. This position will assist in the administration of the existing FSS program and homeownership programs which include the Community Assisted Mortgage Program (CAMP) and the Section 8 Homeownership program. Both programs will use HOME and Community Development Block Grant (CDBG) and Individual Development and Empowerment Account (IDEA) as the funding sources.

The PHA has demonstrated its capacity to administer the program by:

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be
 provided, insured or guaranteed by the state or Federal government; comply with secondary
 mortgage market underwriting requirements; or comply with generally accepted private sector
 underwriting standards.
- Partnering with a qualified agency or agencies to administer the program:
 Homeownership Counseling Agency Newtown Community Development Corporation 8 years experienced
- Demonstrating that it has other relevant experience:
 The PHA currently partners and funds other qualified agencies that administer first-time homebuyer down payment assistance programs and also provides affordable housing for the city. These agencies include Habitat for Humanity, Chicanos Por La Causa (CPLC), and Newtown, CDC.

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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
	N/A				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A				
8.3	Capital Fund Financing Program (CFFP). ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A				

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The City of Tempe 5-Year Consolidated Plan for 2010-2014 was developed through a public participation process, to identify the needs of low and moderate-income residents and provide strategies to address those needs. Additionally, the Consolidated Plan identifies available local and federal resources to provide services to meet these needs. Derived from the FY 2010-2014 City of Tempe Consolidated Plan, the research methodology used to estimate and project affordable housing demand involved the application of ratios of households with problems from HUD CHAS data (special census runs) evident in 2000 to projected 2010 to 2015 household estimates drawn from the MAG.

According to HUD, a household with problems consists of:

- (1) persons and families living in units with physical defects (lacking a complete kitchen or bath; or
- (2) persons and families living in overcrowded conditions (greater than 1.01 persons/room); or
- (3) persons and families cost burdened (paying more than 30 percent of income for housing including utilities).

For low income households with problems, cost burden appears to be the primary contributing factor. While the incidence of physical defects and overcrowding are evident, they are overshadowed by cost burden and present with it. High foreclosure rates and substantial declines in home values throughout Maricopa County are undoubtedly increasing overcrowding and abandoned and dilapidated dwellings.

Household Needs For Those Earning Less Than 30% of the Area Median

It estimated that a total of 6,700 households or 9 percent of all households in Tempe are comprised of households earning less than 30 percent of the median income with housing problems of some sort. Of the 5,550 renter households with problems in FY 2010...

- 6 percent are elderly
- 20 percent are comprised of small households
- 6 percent are comprised of large households
- 68 percent are comprised of one-person households, yet needs here should be qualified since some derived from students.

Of those 14,660 owner households with problems in 2010...

- 33 percent are elderly
- 19 percent are small households
- 10 percent are large households
- 38 percent are one-person households

By FY 2014, it is estimated that an additional 315 households will have problems. Supplemental insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 5,940 households are so burdened in FY 2010, with 83 percent comprised of renters and 17 percent owners.

Household Needs For Those Earning From 31-50% of the Area Median

It estimated that a total of 6,100 households or 8 percent of all households in Tempe are comprised of households earning between 31 to 50 percent of the median income with housing problems of some sort. Of the 4,760 renter households with problems in FY 2010...

- 5 percent are elderly
- 28 percent are comprised of small households
- 8 percent are comprised of large households
- 59 percent are comprised of one-person households.

Of those 1,335 owner households with problems in 2010...

- 42 percent are elderly
- 26 percent are small households
- 10 percent are large households
- 22 percent are one-person households

By FY 2014, it is estimated that an additional 226 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 5,800 households are so burdened in FY 2010, with 87 percent comprised of renters and 13 percent owners.

Household Needs For Those Earning From 51-80% of the Area Median

It estimated that a total of 7,150 households or 9.6 percent of all households in Tempe are comprised of households earning between 51 to 80 percent of the median income with housing problems of some sort. Of the 4,900 renter

Households with problems in FY 2010...

- 7 percent are elderly
- 25 percent are comprised of small households
- 11 percent are comprised of large households
- 57 percent are comprised of one-person households.

Of those 2,250 owner households with problems in 2010...

- 22 percent are elderly
- 39 percent are small households
- 14 percent are large households
- 25 percent are one-person households

By FY 2015, it is estimated that an additional 280 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 1,000 households are so burdened in FY 2010, with 44 percent comprised of renters and 56 percent owners.

The city of Tempe priority housing needs/investment plan goals tables attached (Attachment C) include in the 5-Year Consolidated Plan illustrate household by type, income and housing problem for renters and the supply and affordability of rental units in Tempe. Quality, accessibility, size and location of unit are evaluated through computer generated rent comparisons of qualified units.



Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

The THS continues to address the housing needs of the citizens by offering additional affordable housing options by applying for funds when available to increase and/or approve the affordable housing stock in its jurisdiction, redeveloping outdated stock in our traditional housing communities.

- The THS will assist extremely low, very low and low-income families throughout its jurisdiction to obtain decent and affordable housing by maintaining the waiting list for its tenant-based assistance programs. It will continue to issue vouchers for tenant-based assistance in an efficient and effective manner in order to maximize use of all Federal resources.
- The THS may apply for additional Section 8 Housing Choice Vouchers if, after evaluating the rental market in the THS's jurisdiction, a determination is made that the market can absorb additional HCV's.
- THS will continue to administer rental assistance programs from other funding sources to increase/maintain the supply of affordable housing options.
- Continue to develop marketing strategies that promote landlord participation in the Section 8 programs;
- Promote affordable housing unit development through the use of Low Income Housing Tax Credits
- The THS will research project-based assistance vouchers as a tool in the development of affordable housing.

In addition, at the end of 2009, after the lease up of 100% of its HCV budget, the THS completed a purge of its waiting list and is currently reviewing its wait list preferences to ensure it is reaching its most vulnerable. As of May 1, 2010 there were 464 families on the HCV Program waiting list, with an approximate wait time of more than 3 years. The majority (75%) of families on the waiting list are extremely low-income (<30% AMI.). According to data from the current wait list, the demand for one bedroom units will outweigh the demand for other bedroom sizes.

THS will assist as many families as possible with the funding sources allocated. As vouchers become available through attrition, applicants will be pulled from the waiting list.

Through the Recovery Act of 2009, the City of Tempe was allocated \$661,474 in Homeless Prevention and Rapid Re-Housing Program (HPRP) funds. The purpose of these funds is to provide financial assistance and services to prevent individuals and families from becoming homeless and to help those who are experiencing homelessness to be quickly rehoused and stabilized. In line with HUD's goal of ending chronic homelessness, the City of Tempe is using its HPRP funds to create 35 units of scattered site supportive housing for disabled homeless individuals who have been living on the streets for a year or more. The City of Tempe is working in partnership with the Valley of the Sun United Way and the Arizona Department of Health Services to implement this program.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

The THS continues to carry out its mission of assisting low income families to obtain suitable affordable housing, exercise locational choice and become more economically self-sufficient. The THS provides over 1082 individuals and families with rental assistance subsidies through local, state and federal programs. Successful program design and implementation has resulted in efficient use of resources and effective collaborations among social service agencies and local units of government.

At the beginning of FY 2009, due to budget constraints and the PHA's determination of insufficient funding, the PHA took aggressive actions to reduce costs in the Housing Choice Voucher Program in accordance with the Consolidated Appropriations Act, 2005 (Public Law 108-447). Although this impacted the PHA's progress in lease-up, the PHA achieved its mission and stated goals by sustaining the supply of quality assisted housing, promoting economic opportunities and ensuring equal opportunity for affordable housing in our community.

The THS has:

- Completed policy and regulatory revisions to the THS Administrative Plan
- Prepared a monthly budget expenditure report to monitor HCV expenditures and the PHA's utilization rate
- Reviewed its Payment Standards and determined the "appropriateness" of the annual standard for Tempe
- As of March 2010, the PHA completed an annual purge of it's Section 8 Wait List
- Pulled extremely low (30%) applicants off the HCV waitlist in April and in June 2010
- Developed and implemented new spreadsheets to monitor its program including reviewing software reports for file accuracy, HQS inspection compliance and program eligibility

The THS will be:

- Review the Wait List Preference System to ensure the PHA is meeting the needs of the community
- Preparing to open the Section 8 Wait List by the end of calendar year 2010
- Preparing for its annual SEMAP review beginning June 30, 2010
- Continue to meet its stated mission and goals by providing direct services to families and referrals and various social service and non-profit agencies.
- Conduct outreach to owners, with special attention to owners outside areas of poverty or minority concentration
- Comply with all fair housing and equal opportunity requirements, HUD regulations and requirements, the Annual Contributions Contract, HUD-approved applications for funding, the PHA's Administrative Plan and other applicable federal, state and local law.

The THS continues to take steps to maintain and improve the quality of assisted housing by creating a supportive environment for THS staff, program participants and landlords to discuss and resolve issues of mutual concern. Through the ongoing work of the THS inspectors, assisted units are regularly inspected and necessary repairs communicated to landlords in order to maintain safe and suitable housing for program participants.

In order to provide opportunities for an improved living environment to its Section 8 program participants, the THS encourages deconcentration of low income housing throughout the region. Program briefing materials include maps that indicate areas of concentration and information on the THS jurisdiction.

Self-sufficiency to program participants is encouraged through a variety of programs administered by the THS. The Family Self-Sufficiency Program is available to all Section 8 participants and includes the opportunity to establish a savings account that escrows the increased earning capacity of families as they become more economically self sufficient. Community Assistance Mortgage Program (CAMP) is a home ownership program available for participants meeting the selection criteria. In addition, the THS administers a Supportive Housing Program with federal funded rental subsidy with supportive service organizations in order to maintain independence for homeless persons with mental illness.

The THS continues to ensure equal access and equal opportunity in housing through the administration of all THS programs. The THS is a member of the Fair Housing Southwest Council which coordinates Regional activities and trainings for several jurisdictions in the metropolitan area. This partnership results in the identification of barriers to fair housing in the public, private and non-profit sectors, as well as short- and long-term solutions to address these issues.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Definition of "substantial deviation" and "significant amendment or modification": Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the City Council of the City of Tempe.

Changes to this plan, not considered substantial deviations or significant amendments, based on changes in Federal, state or local rules, regulations or policies, may be adopted without formal approval of the City Council. All changes and/or amendments must however be reviewed by the Resident Advisory Board.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

The PHA continues to report solid and improved performance in meeting its objectives. No comments were received by the Resident Advisory Board (RAB), nor were any PHA Plan elements were challenged.

- 11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights) N/A
 - (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only) N/A
 - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only) N/A
 - (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only) N/A
 - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only) N/A
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. NO RAB comments
 - (g) Challenged Elements. NO Challenged Elements.
 - $(h) \ \ Form\ HUD-50075.1, \textit{Capital Fund Program Annual Statement/Performance and Evaluation Report} \ (PHAs\ receiving\ CFP\ grants\ only)$
 - (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only) N/A